Calamvale District Local Plan

1 Introduction

This Local Plan contains specific additional local planning requirements. Where it conflicts with the requirements of the City Plan, this Local Plan prevails.

In using this Local Plan, reference should also be made to Section 1.1—Using a Local Plan at the front of this chapter.

2 Elements

Refer to Section 4.2—Elements, at the front of the Local Plans for Outer Suburbs section of this Chapter, for general guidance on the intent for the different elements of the Local Plan as indicated on Map A—Calamvale District and Map B—Road Network. The following text provides locally specific information regarding these elements that is to be considered in addition to the general requirements for Local Plans for Outer Suburbs.

2.1 Environmental and scenic constraints

2.1.1 Waterway corridors, and habitat areas and ecological corridors

Parts of the Oxley Creek corridor have been considerably degraded by extractive industry operations. Rehabilitation is necessary to improve water quality and restoration of the waterway corridor, and habitat areas and ecological corridor. New development will be supported only when sand mining operations cease and the land has been rehabilitated.

2.1.2 Landscape features

Where valued vegetation contributes to wildlife habitat and movement opportunities, such as adjacent to Oxley Creek and along the rear of properties in Benhiam Street, revegetation will be required in cleared areas to ensure a contiguous vegetation link with adjoining sites.

2.2 Potential development areas

2.2.1 Low density residential — houses

Although low density residential — houses is primarily intended for detached houses, multi–unit dwellings may be supported only where a waterway corridor and/or valued vegetation is protected. This is to ensure that protection of these features does not significantly reduce development yield below that intended for low density residential — houses (12 dwellings per hectare). Multi–unit dwellings can provide opportunities for common property managed under Community Management Schemes to retain and protect these environmental features.

2.2.2 Low density residential — multi-unit dwellings

A yield of 21 dwellings per hectare applies to this land.

2.2.3 Light industry

To ensure existing industrial operations north of Learoyd Road and east of Paradise Road are not prejudiced, land fronting Learoyd Road has been identified for low impact, light industrial development and is to be developed in accordance with an industrial structure plan and the provisions of the Light Industry Area.

2.3 Centres

Existing and approved Centres within and around the Calamvale District are adequate to meet the retail and commercial needs of the future population. Therefore neither additional Centres nor expansion of Centres outside the existing Centres area classification will be supported.

2.4 Calamvale Community College

Expansion of the Calamvale Community College is to integrate with the surrounding pedestrian, cyclist and road networks and existing and future residential areas. The college will provide opportunities for the recreational and community needs of the district through the provision of approximately 5ha of district sporting parkland including sporting ovals, available for use by the wider community. Joint use with local residents of the college’s community facilities such as hall and library is also strongly supported to encourage the creation of a viable community hub.
3 Level of assessment
The level of assessment is not varied by this Local Plan.

4 Calamvale Local Plan Code
This Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the generic Codes in Chapter 5. Where directly varying from a Code in Chapter 5, the Performance Criteria and Acceptable Solutions in this Local Plan Code take precedence. All remaining Performance Criteria and Acceptable Solutions of the Codes in Chapter 5 will continue to apply.

The most common Codes in Chapter 5 that apply to development in this Local Plan area are the Structure Planning Code and the Subdivision Code (these Codes may also specify relevant secondary Codes that also need to be referred to).

The purpose of this Code is to ensure that development in the Local Plan area is consistent with the intent for the Elements of this Local Plan.

<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Where development (except a House) on sites containing Landscape Features (other than sites within the Very-low density residential areas)</td>
<td></td>
</tr>
</tbody>
</table>
| P1 Development must be designed and located to retain and restore valued vegetation and its associated scenic and landscape amenity values, and Habitat areas and ecological corridor function | A1.1 Existing stands of valued vegetation are retained intact  
A1.2 Cleared areas are revegetated to ensure a contiguous vegetated link with adjoining sites |
| Where industrial development occurs on land fronting Learoyd Road |
| P2 An efficient and orderly road layout must be provided which:  
• does not adversely affect the traffic carrying capacity of Learoyd Road  
• minimises conflicts between residential and industrial vehicular traffic | A2 All new lots are accessed from an internal road network with a single entry point from Learoyd Road, in accordance with the location shown on Map B—Road Network  
A3 The access road intersecting with Learoyd Road accommodates on the eastern side, a densely planted, three tiered, landscaped and mounded buffer at least 20m wide as part of the road reserve as shown on Map B—Road Network |
Map A: Calamvale District

Local Plan boundary

Environmental and scenic constraints:
- Waterway corridors
- Habitat areas and ecological corridors (public)
- Habitat areas and ecological corridors (private)
- Landscape features

Open space and parks:
- Parks
- District sports facilities

Potential development area:
- Very low density residential
- Low density residential - houses
- Low density residential - houses & multi-units dwellings
- Light industry

This area forms part of the broader "Oval Wedge" green space system and provides links with core wildlife habitat areas and movement corridors within the Willawong and Acacia Ridge Local Plan area and the Karawatha-Greenbank corridor.

Development in this area must avoid intrusion into and fragmentation of valued vegetation.

This land is to be managed in public ownership as a Natural Area Park with limited low impact, passive recreational opportunities.

Public land for stormwater management purposes in Formby Street will assist in addressing flooding in the district and ultimately be rehabilitated to improve water quality and waterway health.

The proposed district informal park (of approximately 11 ha) will provide for a range of casual recreational opportunities and serve a dual function as a stormwater management area for the Shap Station Gully catchment. Vehicular access will be provided from Formby Street and a future cul-de-sac off Ormskirk Street.

Due to the need to limit the volume of traffic using local streets, development within the area will not be supported until a road link between Latmerwood Avenue and Nottingham Road via Appleby Street is constructed.

Visually prominent stands of vegetation along Beaudeirt Road contribute significantly to scenic and landscape amenity and will be retained.

Visually prominent stands of vegetation along Beaudeirt road contribute significantly to scenic and landscape amenity and will be retained.
Map B: Road Network

- Extend Delathim Road to Learoyd Road
- Extend Benhiam Street through to Beaudesert Road (north of the Compton/Beaudesert Roads intersection)
- Complete the Ormskirk Street connection to provide for east-west movement across the district
- Install traffic calming measures on Hamish Street (north of the Mulheed Street intersection) to eliminate rat-running through residential areas

Legend:
- Local Plan boundary
- Movement system:
  - District access route
  - Neighbourhood access route
  - Road closure/treatment
  - 20m wide vegetated buffer